



TOWN OF SOMERSET MEETING NOTICE

Received & Posted _____ Time: _____

Town Clerk

(PLEASE PRINT OR TYPE LEGIBLY)

Name of Board or Committee: Somerset Middle School Building Committee

Date & Time of Meeting: Tuesday, January 10, 2023 at 6:00 pm

Location of Meeting: via Zoom: 305.224.1968 Meeting ID: 997 5743 1449 Passcode: 333865 OR

<https://zoom.us/j/99757431449?pwd=VEEzVWc4RzgZWU9YVWNrOTVxeUJadz09>

Robin Vaccaro, Clerk, January 6, 2023

Clerk/Board Member posting notice & date

Cancelled or **postponed to:**
(circle cancelled/postponed)

Clerk/Board Member cancelling/postponing meeting

AGENDA / LIST OF TOPICS

Call the meeting to order at _____ due notice having been posted.

Pursuant to the Open Meeting Law, any person may make an audio or video recording of this public meeting or may transmit the meeting through any medium. Attendees are therefore advised that such recordings or transmissions may be made whether perceived or unperceived by those present and are deemed acknowledged and permissible.

Somerset Middle School MSBA Building Committee Members:

Victor Machado, Chair	Christopher Godet	Dominic Raffa
Jeffrey Schoonover, Vice Chair	Elizabeth Haskell	Kevin Scanlon
Manual Alves	Robert Lima	Allen Smith
Michael Botelho	Carlton Medeiros	Ronald Tarro
Kathleen Byers	Steven Medeiros	James Teixeira
Pauline Camara	Nicole Mello	Mark Ullucci
Carlos Campos	Cassey Monte	

Also Present: Troy Randall (Ai3 Architects), Jonathan Quell (Ai3 Architects), Daniel Tavares (CGA Project Management), Marybeth Carney (CGA Project Management), Shannon Khoury (CGA Project Management), Robert Brait (Brait Builders Corporation) and Richard Forand (Town of Somerset Building Inspector)

- I. Owner's Project Manager Report
- II. Review and Approval of Trade Contractor Prequalification Evaluations
- III. Review and Approval of Testing and Inspection Agency
- IV. Review and Approval of Electronic Hosting and Bidding Services Vendor
- V. Review and Approval of the Order of Bid Alternatives
- VI. Architect's Update
- VII. Topics not anticipated by the Chair 48 hours in Advance of the Meeting

- VIII. December 12, 2022 and December 19, 2022 School Building Committee Meeting
 - Minutes Approval
- IX. Other Items
- X. Public Input

MSBA: Massachusetts School Building Authority



OPM Progress Report

Somerset Middle School Building Committee

1.10.2023

➤ **PROJECT UPDATES & ACTION ITEMS:**

- **Construction Activities:** Since the last Building Committee meeting, temporary fencing was installed around the entire construction area. Trees that are to be protected have been identified and the land has been cleared of trees and rock walls that will not be reused. The temporary parking was initially paved, but due to some issues, is being prepared for repaving. Underground drainage channels have been installed for dewatering purposes. Test pits were witnessed by the Geotechnical engineer and soil samples sent out to confirm what amendments are needed to reuse the soil onsite. The future Phase 1B Parent Drop off road is being constructed for use starting January 30th. Construction trailers are being placed in their final location this week. Next week Brait will excavate and begin prepping and placement of concrete footings at the 3-story academic wing. Weekly Owner-Contractor-Architect (OAC) construction meetings are being held weekly at 9:00am every Tuesday.
- **Trade Contractor Prequalification:** The Prequalification Committee has reviewed and evaluated 88 Trade Contractor's Statement of Qualifications (SOQ). Evaluation criteria was voted on and accepted by the Prequalification Committee to evaluate each contractor objectively and consistently. Per Mass General Law, each contractor must meet the required minimum of 70 points to be prequalified. The contractors must also pass each of three sections that have evaluation points, Management, References, and Capacity to Complete, as well as provide mandatory forms. There are 5 contractors that did not meet the minimum required 70 points or did not pass a section assessed. The list of Prequalified and not Prequalified Contractors is attached. We recommend approval of the Prequalified and not Prequalified list of trade contractors. **ACTION ITEM**
- **Elevator Trade Prequalification:** The Elevator trade only had 1 submittal and had to be reposted. The final Statement of Qualifications are due on January 11th. CGA has only received 1 Interest form for this posting. If unable to prequalify at least 3 trade contractors, per Mass General Law, the committee will have to abandon the prequalification process and invite the Elevator trade to bid without further prequalification.
- **Redesign, Construction Bidding and GMP:** Following the redesign and approved VE implementation, the documents will be issued to Brait and the prequalified Trade Contractors. It is anticipated that the documents would be issued on January 25th with bids due on February 15th. Based on the Trade bid results, Brait will finalize their Guaranteed Maximum Price (GMP) the week of February 20th for SBC approval on February 27th. We recommend SBC authorization to proceed accordingly.
- **Electronic Bid Hosting Services:** CGA received a quote for Electronic Hosting and Bidding from ProjectDog in the amount of \$1,395 (see attached). These services will be billed through CGA as a reimbursable expense. OPM recommends approval to use Projectdog, Inc., in the amount of \$1,395 for the proposed services. **ACTION ITEM**



OPM Progress Report

- **Testing and Inspections Procurement:** An RFP was issued on December 14, 2022, for Testing and Inspection Services. Ten firms requested the RFP and on December 30, 2022, nine submitted proposals. An analysis of each firm services provided, experience, certifications, unit rates, and references was completed. Most firms were able to meet the requirements of the RFP, therefore the most cost-effective firm and qualified firm is recommended for approval: PSI-Intertek. **ACTION ITEM**
- **Proposed Bid Alternate Ordering:** Please reference the attached email from Ai3 dated January 6, 2023 summarizing the order of proposed bid alternates. Based on additional research of the Luxury Vinyl Tile (LVT) flooring product proposed as a value engineering cost reduction item, the project team is recommending a change to the ordering of the bid alternates: (1) PV Arrays and (2) LVT Flooring. **ACTION ITEM**
- **Formation of a Construction Group:** Now that construction has started, CGA is recommending that a construction group be formed. We anticipate that this group would meet monthly to participate in the review of change orders, invoices and construction related issues. We typically see this group being authorized to approve change orders up to certain amount to avoid delays with the schedule when between SBC meetings.
- **Financial Advisor Meeting:** Hilltop prepared the attached tentative financing schedule revolving the upcoming sale around a tentative Board of Selectmen meeting date of February 15, 2023. The schedule includes time to obtain a bond rating, if needed. Once the Town has determined the amount of the upcoming issuance, Hilltop will need to know if the Town would like to sell long term debt known as general obligation bonds or short-term debt known as bond anticipation notes.
- **MSBA:** OPM is scheduling a meeting with the MSBA this week to discuss the status and schedule of the project.
- **Owner-CMR Contract:** Final version of the Owner-Construction Manager at Risk contract was sent to the Town Administrator for review. This portion of work is limited to preconstruction activities and the advancement of enabling work, including mobilization, site preparation, concrete foundations, and structural steel. Once approved, OPM will compile the necessary documentation for execution.
- **Contract Amendments:** Designer and OPM contracts will need to be amended due to changes with the construction delivery method. Amendments will also include additional services for redesign and contractor prequalification efforts.

➤ **PROJECT SCHEDULE (subject to change):**

- 01/11/23: Issue Public Notice of Prequalified Contractors/Subcontractors
- 01/19/23: Submit Notice/Advertisements for Trade Contractor Bids
- 01/25/23: Trade Bid Documents Available
- 02/15/23: Trade Bids Due (Electronically)
- 02/27/23: SBC Meeting to Approve Trade Bids and Guaranteed Maximum Price (GMP)



OPM Progress Report

➤ **PROJECT BUDGET** (Attached for reference)

○ **MSBA Payment Request & Reimbursement Status:**

▪ Total Project Budget:	\$ 85,020,490
▪ Maximum Total Facilities Grant:	\$ 31,799,754
▪ Number of Payment Requests Issued to Date:	17
▪ Total Amount of Payment Requests Issued to Date:	\$ 6,504,955
▪ MSBA Payments to Date:	\$ 3,516,766
▪ Current Payment Request Amount (17):	\$ 53,185
▪ MSBA Payment Amount (Pending):	\$ 32,757

○ Effective Percentage Rate (61.59%) of Reimbursement: **54.06%**

➤ **NEXT SBC MEETING DATES:**

○ **02/27/23**

PUBLIC NOTICE OF CONTRACTOR PREQUALIFICATION

Somerset Middle School Project

The Awarding Authority has followed the procedures for the prequalification of Construction Manager at Risk and Trade Contractors for this project and in accordance with the provisions of MGL c.149A. The Awarding Authority has prequalified the following interested Trade. Only those firms who have been prequalified in the categories listed below are eligible to submit a bid.

MASONRY WORK

Commercial Masonry Corp.
Costa Brothers Masonry
Empire Masonry Corp.
Fernandes Masonry, Inc.
Lighthouse Masonry, Inc.
Marmelo Brothers Const.

MISC. & ORN. IRON

Avid Ironworks
Heritage Iron Works
L&L Contracting, Inc.
Roman Ironworks
SMJ Metal Co. Inc.
United Steel, Inc.
V&G Iron Works, Inc.

WATERPROOFING,

DAMPPROOFING & CAULKING

Folan Waterproofing & Construction
P.J. Spillane Company, Inc.
The Waterproofing Company
Thompson Waterproofing

ROOFING & FLASHING

Capeway Roofing Systems, Inc.
Gibson Roofs, Inc.
Greenwood Industries, Inc.
Rockwell Roofing, Inc.
Silktown Roofing, Inc.
Stanley Roofing Company

METAL WINDOWS

Chandler Architectural Products
G.V.W. Inc.
Kapiloff's Glass, Inc.
Lizotte Glass, Inc.
Lockheed Arch. Solutions
R&R Window Contractors, Inc.

GLASS & GLAZING

Aluminum & Glass Concepts
Chandler Arch Products
Greenfield Glass
G.V.W. Inc.
Kapiloff's Glass, Inc.
Lizotte Glass, Inc.
R&R Window Contractors, Inc.

TILE

Ayotte & King for Tile, Inc.
Capital Carpet & Flooring Spec.
Joseph Cohn & Son
Pavilion Floors, Inc.
Roman Tile Company

ACOUSTICAL TILE

Central Ceilings
The Cheviot Corporation
H. Carr & Sons
K&K Acoustical Ceilings

RESILIENT FLOORING

Ayotte & King for Tile, Inc.
Capital Carpet & Flooring Spec.
Pavilion Flooring

PAINTING

Alpha Contracting
Bello Painting Company, Inc.
Color Concepts, Inc.
Dandis Contracting, Inc.
Drizos Contracting
Homer Contracting, Inc.
John W. Egan Co., Inc.
King Painting, Inc.
New Generation Painting

FIRE PROTECTION

Arden Engineering Constructors
Carlysle Engineering, Inc.
Cogswell Sprinkler
Delta Mechanical Contractors
Johnson Controls Fire Protection
Northeast Automatic Sprinkler Co.
Rustic Fire Protection, Inc.
Wolverine Fire Protection
Yankee Sprinkler, Co.

PLUMBING

Araujo Brothers Plumbing & Heating
Arden Engineering Constructors
Grasseschi Plumbing and Heating
Harold Brothers Mechanical
N.B. Kenney

HVAC

Arden Engineering Constructors
CAM H.V.A.C. & Construction
General Mechanical Contractors
Harold Brothers Mechanical
I&R Mechanical, Inc.
N.B. Kenney Company, Inc.
Veteran's Development Corp.

ELECTRICAL WORK

Annese Electrical Services
LeVangie Electric Co., Inc.
Systems Contracting, Inc.
Wayne J. Griffin Electric, Inc.

CONTRACTORS NOT PREQUALIFIED

Somerset Middle School Project

The Awarding Authority has followed the procedures for the prequalification of Construction Manager at Risk and Trade Contractors for this project, and in accordance with the provisions of MGL c.149A. The Awarding Authority has not prequalified the following Trade Contractors.

TRADE CONTRACTORS

PAINTING

M.L. McDonald

PLUMBING

Delta Mechanical Contractors

HVAC

D.D.S. Industries, Inc.

Delta Mechanical Contractors

ELECTRICAL WORK

American Electrical



Projectdog, Inc
18 Graf Road, Suite 8
Newburyport, MA 01950
978-499-9014

Quote for Services (SAAS)

1/10/2023 3699

To: CGA Project Management, LLC
P.O. Box 3147
187 Plymouth Avenue
Fall River, MA 02722

WELCOME to Projectdog.com

We are pleased to provide the following quote for services. The primary goal of our service is to lower overall procurement costs through automation and increased competition while maintaining complete accountability and transparency. Our clients benefit from our proprietary website technology while receiving the highest level of live customer support. Projectdog's help desk is available Monday – Friday, 8:30 a.m. to 5:00 p.m. at (978) 499-9014 or by email at frontdesk@Projectdog.com.

Description	Qty	Rate	Amount
E-Bid fee: 853429 Somerset Middle School: Online E-Hosting, E-Bidding, and One-Click Results Download Service	1	1,395.00	1,395.00
		Subtotal	\$1,395.00
		Sales Tax (0.0%)	\$0.00
		Total	\$1,395.00

Customer Signature

Marybeth Carney

From: Troy Randall <randall@ai3architects.com>
Sent: Friday, January 6, 2023 12:51 PM
To: Dan Tavares
Cc: Jonathan Quell; victor.machado@somersetschools.org; Marybeth Carney; Jeffrey Schoonover; Daren Sawyer
Subject: SMS: Re-Bid Alternates

Dan,
At the December 19th School Building Committee meeting, after a lengthy discussion regarding value engineering and potential bid alternates, the Committee voted to include the following bid alternates in the order below:

Alternate #1: Luxury Vinyl Tile (LVT) flooring as the base design and Resilient Sheet Flooring (RSF) as the Alternate

Alternate #2: Re-use and installation of the existing rooftop mounted Photovoltaic (PV) Panels

Since the SBC meeting, the manufacturer's representatives from Tarkett visited our office to review the current enhancements and developments of various flooring products. Tarkett is one of the three equal manufacturers (including Armstrong and Mannington) for the specified flooring products. We also specifically discussed the differences and similarities between Luxury Vinyl Tile (LVT) and Sheet Vinyl Flooring (SVF), including installation and adhesives, homogeneous vs. heterogeneous material, material wear layer thickness, durability, maintenance, water resistance, aesthetics, and material cost.

The representatives confirmed that the LVT flooring product will have a significant savings in material cost while maintaining very similar characteristics in most categories, including maintenance (or lack thereof) and durability. They also confirmed that the tile product was faster to install than the sheet product, so there would likely be a savings there as well. The conversation resulted in the design team feeling more comfortable and confident that the LVT flooring product was as good as the RSF product and will have the same durability and long-term maintenance characteristics at a lower upfront cost.

Therefore, we are recommending that the SBC vote to re-order the alternates to the following:

Alternate #1: Re-use and installation of the existing rooftop mounted Photovoltaic (PV) Panels

Alternate #2: Luxury Vinyl Tile (LVT) flooring as the base design and Resilient Sheet Flooring (RSF) as the Alternate

As you and many others are aware, once the bids are received and favorable, the SBC could elect to accept the alternates. However, they would need to accept the alternates in order (ie. Alternate 1 would need to be accepted prior to accepting Alternate 2. They could not skip over the first to accept the second.). We would not want to place the District in a position where they would need to select the resilient sheet floor in order to implement the re-use of the PV array.

Feel free to reach out with any questions.

Thank you!

Troy

Troy L. Randall AIA, LEED AP BD+C
Partner | Ai3 Architects, LLC
526 Boston Post Road | Wayland, MA | 01778
508.358.0790 | www.ai3architects.com

For Discussion Purposes Only

**Town of Somerset, Massachusetts
Tentative Financing Schedule**

January 2023							February							March						
S	M	T	W	TH	F	S	S	M	T	W	TH	F	S	S	M	T	W	TH	F	S
1	2	3	4	5	6	7				1	2	3	4				1	2	3	4
8	9	10	11	12	13	14	5	6	7	8	9	10	11	5	6	7	8	9	10	11
15	16	17	18	19	20	21	12	13	14	15	16	17	18	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25	19	20	21	22	23	24	25
29	30	31					26	27	28					26	27	28	29	30	31	

Holiday

FOMC meets

January 3, 2023	Tentative Financing Schedule sent to Town for review and comments
By January 6, 2023	Draft Preliminary Official Statement ('POS')/March 2023 Annual Report sent to Town for information updates
By January 18, 2023	Last day for Town to complete POS updates, finalize amounts; Hilltop sends draft POS to Moody's to set up rating call and to obtain questions/topics in advance of call and sends draft POS to Locke Lord for review
w/o January 23, 2023	Rating call with Moody's, if needed (date and time to be determined)
February 1, 2023	Electronically distribute POS to prospective bidders
February 6, 2023	Rating released, if obtained
February 8, 2023	Competitive sale; receive bids on the Bonds
February 15, 2023	Board of Selectmen meets to award and sign Bond paperwork (needs to be confirmed)– signatures required on documents are: majority of the Board, Town Treasurer, Town Clerk, and must have Town seal affixed
By February 21, 2023	Executed Bond paperwork must returned to Locke Lord (Hilltop can send a courier)
February 23, 2023	Dated and delivery date of the Bonds; receipt of proceeds
March 24, 2023	CONTINUING DISCLOSURE DEADLINE; Hilltop files Town's Annual Report

Total Project Budget

**Town of Somerset
Somerset Middle School**

December 30, 2022

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)	PFA Budget	Projected	Spent to Date
Feasibility Study Agreement			
<i>OPM Feasibility Study</i>	\$150,000	\$150,000	\$150,000
<i>A&E Feasibility Study</i>	\$535,375	\$535,375	\$535,369
<i>Env. & Site</i>	\$64,625	\$59,340	\$59,340
<i>Other</i>	\$50,000	\$1,723	\$1,723
Feasibility Study Agreement Subtotal	\$800,000	\$746,438	\$746,432
Administration			
Legal Fees	\$25,000		\$375
Owner's Project Manager			
<i>Design Development</i>	\$125,000	\$125,000	\$125,000
<i>Construction Contract Documents</i>	\$200,000	\$200,000	\$225,000
<i>Bidding</i>	\$50,000	\$50,000	\$50,000
<i>Construction Contract Administration</i>	\$1,500,000	\$1,500,000	\$0
<i>Closeout</i>	\$125,000	\$125,000	
<i>Extra Services</i>			
<i>Reimbursable & Other Services</i>	\$5,000	\$5,000	\$4,715
<i>Cost Estimates</i>	\$75,000	\$75,000	\$75,000
Advertising	\$2,000		\$0
Permitting			
Owner's Insurance	\$75,000		
Other Administrative Costs			\$0
Administration Subtotal	\$2,182,000	\$2,080,000	\$480,090
Architecture and Engineering			
Basic Services			
<i>Design Development</i>	\$1,792,090	\$1,895,643	\$1,895,646
<i>Construction Contract Documents</i>	\$2,752,141	\$2,874,208	\$2,874,208
<i>Bidding</i>	\$88,330	\$159,090	\$159,090
<i>Construction Contract Administration</i>	\$1,152,048	\$1,136,318	\$0
<i>Closeout</i>	\$80,016	\$83,558	
<i>Other Basic Services</i>			\$0
Basic Services Subtotal	\$5,864,625	\$6,148,817	\$4,928,944
Reimbursable Services			
<i>Construction testing</i>			\$0
<i>Printing (over minimum)</i>			\$0
<i>Other Reimbursable Costs</i>	\$133,000	\$133,000	\$197,393
<i>Hazardous Materials</i>	\$103,000	\$103,000	\$12,650
<i>Geotech & Geo-Env.</i>	\$387,000	\$387,000	\$86,680
<i>Site Survey</i>	\$29,500	\$29,500	\$35,160
<i>Wetlands</i>			\$0
<i>Traffic Studies</i>	\$13,000	\$13,000	\$12,320
Architectural/Engineering Subtotal	\$6,530,125	\$6,814,317	\$5,273,147
CM & Risk Preconstruction Services			
Pre-Construction Services			
Site Acquisition			
<i>Land/Building Purchase</i>			
<i>Appraisal Fees</i>			
<i>Recording fees</i>			
Site Acquisition Subtotal	\$0	\$0	\$0
Construction Costs			
Main Project	\$68,956,365		\$0

Total Project Budget

Town of Somerset
Somerset Middle School

December 30, 2022

Total Project Budget: All costs associated with the project are subject to 963 CMR 2.16(5)			
	PFA Budget	Projected	Spent to Date
<i>Change Orders -ESP</i>			
<i>Change Orders -Main Project</i>			
<i>Anticipated COs</i>			
Construction Budget	\$68,956,365	\$0	\$0
Alternates			
Alternates	\$1,000,000		
Alternates Subtotal	\$1,000,000		\$0
Miscellaneous Project Costs			
<i>Utility company Fees</i>	\$75,000		\$0
<i>Testing Services</i>	\$200,000		
<i>Swing Space/Modulars</i>	\$0		
<i>Other Project Costs (Mailing & Moving)</i>	\$125,000		\$0
Misc. Project Costs Subtotal	\$400,000	\$0	\$0
<i>Furnishings and Equipment</i>			
<i>Furnishings, Fixtures & Equipment</i>	\$944,000		
<i>Technology</i>	\$708,000		\$0
FF&E Subtotal	\$1,652,000	\$0	\$0
Soft Costs that exceed 20% of Const'n Cost			
Project Budget	\$81,520,490	\$9,640,755	\$6,499,669
Construction Contingency	\$2,500,000		
Owner's Contingency	\$1,000,000		
Total Potentially Eligible Contingency ²	\$3,500,000	\$0	
Total Project Budget	\$85,020,490	\$9,640,755	
Reimbursement Rate	61.59%	61.59%	
Maximum Total Grant	\$31,799,754	\$31,799,754	
Town Share	\$53,220,736	-\$22,158,999	